

**Village of Angel Fire
3388 Mountain View Blvd.
PO Box 610
Angel Fire NM 87710
(575) 377-1389**

**Public Notice
Planning and Zoning Commission
Regular Meeting Agenda
December 3, 2015 at 5:00PM Village Hall Meeting Room**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of Agenda**
- V. Approval of Minutes**
 - A. Approval of November 5, 2015 Regular Meeting Minutes**
- VI. Requests and Responses from the Audience (Limit to 3 minutes)**
- VII. Announcements and Proclamations (Limit to 3 minutes)**
- VIII. New Business**
 - A. VAR 09-15 Front setback request of 21.6'**
 - B. Site Plan for Family Dollar**
 - C. Title 9 MVB Overlay District Discussion**
- IX. Adjournment**

Next Regular Planning & Zoning Meeting will be: Thursday, January 7, 2016

The Public is welcome and Invited to Attend

**Terry Cordova, Village Clerk
Post: 11-30-15**

Barbara Cottam, Mayor

**AGENDA MAY BE PICKED UP AT VILLAGE HALL
3388 MOUNTAIN VIEW BLVD, ANGEL FIRE NM 87710
AGENDA MAY ALSO BE VIEWED AT OUR WEBSITE: www.angelfirenw.gov.
IF YOU ARE AN INDIVIDUAL WHO IS IN NEED OF ANY AUXILLARY AID OR SERVICE TO
ATTEND THE MEETING, PLEASE CONTACT THE VILLAGE CLERKS OFFICE 48 HOURS PRIOR TO
THE MEETING**

**VILLAGE OF ANGEL FIRE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 5, 2015**

I. CALL TO ORDER

Chairman Stille called the meeting to order at 5:00 PM.

II. PLEDGE OF ALLEGIANCE

Chairman Stille called for the flag salute.

III. ROLL CALL

Present were Chairman Stille, Vice Chairman Davis, Commissioner Larson, Commissioner Lanon, Commissioner May, and Commissioner Guenthner. Commissioner Orndorff was absent.

IV. APPROVAL OF AGENDA

Commissioner Lanon made a motion to approve the Agenda of the November 5, 2015 meeting; Commissioner Larson seconded the motion. Motion passed.

V. APPROVAL OF MINUTES

October 1, 2015 Rescheduled Regular Meeting

Commissioner Lanon made a motion to approve the minutes from the October 1, 2015 Rescheduled Regular Meeting; Commissioner Guenthner seconded the motion. Motion passed.

VI. REQUESTS AND RESPONSES FROM THE AUDIENCE

Carl Nelson offered to survey all of the existing buildings that are in the Overlay District for the Commission to review in order to make an educated decision on a setback that is reasonable. The Commissioners agreed this would be a good idea.

VII. ANNOUNCEMENTS AND PROCLAMATIONS

Burl Smith would like to have a work session with the Commissioners on December 3, 2015.

VIII. ORGANIZATIONAL MEETING

A. Discussion and vote on Chairman and Vice-Chairman

Commissioner Guenthner made a motion to make Mike Stille the Chairman. Commissioner Lanon seconded the motion. Motion passed. Commissioner Guenthner made a motion to make Gary Davis the Vice Chairman. Commissioner Lanon seconded the motion. Motion passed.

B. Discussion and vote on term limits

Commissioner May made a motion to accept the term limits as written. Commissioner Larson seconded the motion. Motion passed.

IX. NEW BUSINESS

A. VAR 08-15 O'Dell

Commissioner Lanon made a motion to approve the rear setback of eleven feet.

1 Commissioner Guenthner seconded the motion. Commissioner May had some
2 reservations about granting this due to the proximity to the ski run and the
3 possibility for someone to crash into the hot tub. Motion passed 3-2.
4

5 **B. Title 9 Amendments**

6 Commissioner Larson made a motion to table the changes to Title 9 to the
7 December 3 meeting; Commissioner Lanon seconded the motion. Motion
8 approved.
9

10 **X. ADJOURN:** Chairman Stille adjourned the meeting at 5:39 PM
11 **Passed and Approved this Thursday, December 3, 2015 at 5:00 PM.**
12

13
14
15 _____
16 Chairman

17 ATTEST:
18

19 _____
20 Terry Cordova, Village Clerk

21 TRANSCRIBED:
22

23 _____
24 Christine Breault

Village of Angel Fire
P.O. Box 610
Angel Fire, New Mexico 87710
(575) 377-3232 FAX: (575) 377-3280



Memorandum

Date: 3 December 2015

To: Planning & Zoning Commission
From: Burl Smith, Building Official
Subject: VAR 09-15, variance allowing 21.6 foot front setback

Brent Dunn is requesting a variance to place an addition on the front of the home at 121 Panorama Way.

Mr. Dunn has completely looked at the options on the lot and finds this is the most logical placement for the addition. Attached is a rendering showing the location of the current home and the addition he would like to build.

Staff recommends the following findings of fact:

1. All of the required submittals have been made by the applicant; and
2. That the required notice has been complied with by the applicant; and
3. An exceptional situation exists whereby the strict application of this zoning code would result in practical difficulties or undue hardship to the owner of such property.

Staff further recommends that the Commission send a positive recommendation to Council for the variance request.

Village of Angel Fire
Variance Application

Owner Name: Brent & Tammy DUNN
Owner Street Address: 121 Panorama Way North
Owner Mailing Address: P.O. Box 757
Owner Phone: 575-377-3490

Zoning District: R-1
Subdivision: Chalets 2 Lot#: 600 Block: _____

Requested Variance Details:

| Variance Type | Ordinance Requirements | Application Request |
|-------------------|------------------------|---------------------|
| Lot Area | | |
| Front Setback | 25' | 21.60' |
| Rear Setback | | |
| Side Setback | | |
| Floor Area | | |
| Height | | |
| Open Space | | |
| Parking: | | |
| Number of spaces: | | |
| Size of spaces: | | |
| Other: | | |

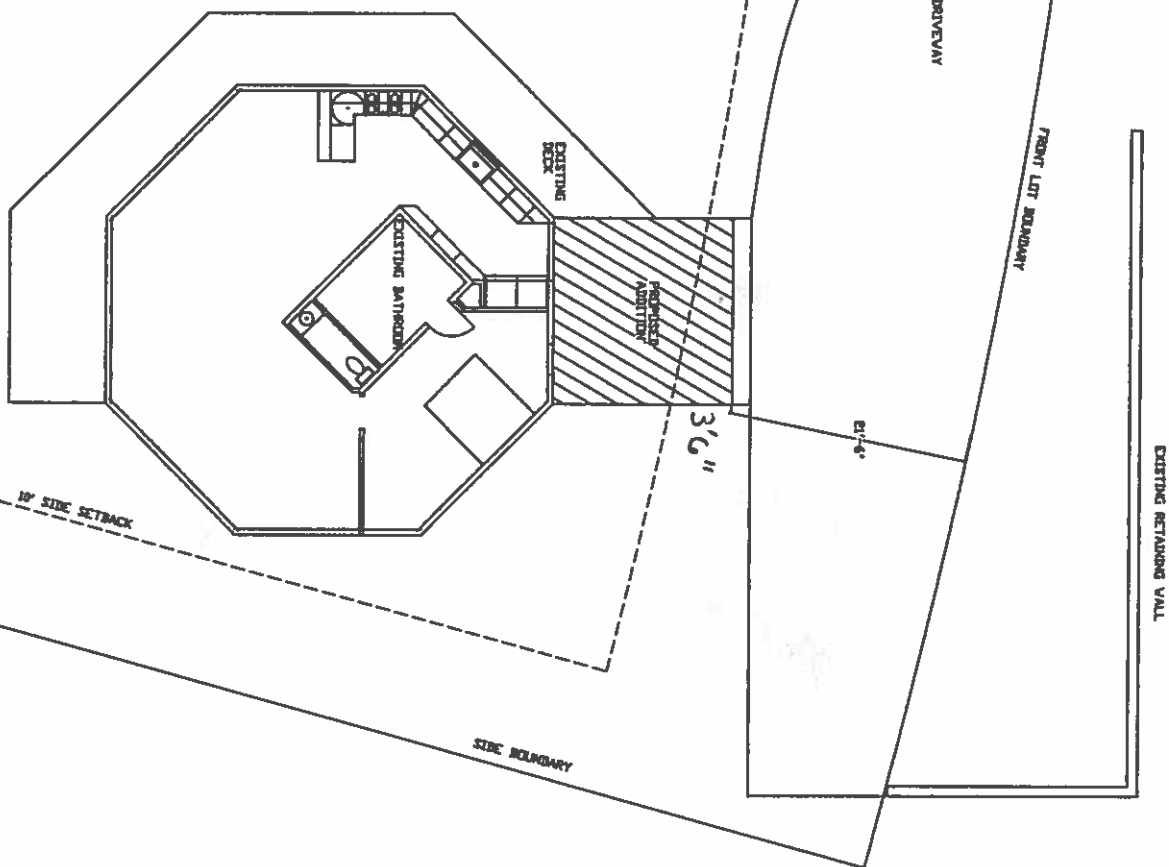
Reason for Variance Request: [On a separate sheet of paper, type or print the reason (s) for the variance request, and attach it to this application]

CRITERIA FOR VILLAGE COUNCIL DECISION, Section 9.3.5.C.

In considering a Variance application, the Council shall consider any recommendations of the Commission and the Director and determine whether:

1. An exceptional situation exists whereby the strict application of this zoning code would result in practical difficulties or undue hardship to the owner of such property; or
2. Such variance will result in a public benefit to the citizens of the community; and
3. The variance is consistent with the objectives and purposes of this zoning code and the applicable zoning districts of the village.

Fee: \$100.00



BRENT DUNN ENTRY ADDITION
121 PANORAMA WAY, ANGEL FIRE, NM 87710

DRAWN BY: CHRIS KOEHLINGER
DATE: SEPTEMBER 27, 2015

SCALE:
1/16" = 1'



Memorandum

Date: 01 December 2015

To: Planning & Zoning Commission
From: Burl Smith, Planning Director
Subject: Case SP-01-15, Family Dollar – Site Plan

John Burkhardt Engineering, representing Triple C Development, Inc. has submitted a site plan for a Family Dollar Store generally located south of Highway 434, north of the Seton Building. This 1.23 acre tract of land is zoned C-1 Commercial, Retail Commercial District.

Village Code Requirements

9-11-A-4: Development Standards:

- A. Minimum Lot Area: Five thousand (5,000) square feet. Lots that were legally platted with less than five thousand (5,000) square feet before December 31, 1999, are considered nonconforming lots

Family Dollar's Lot is 53,578.8 square feet, so it meets Village Development Standards.

- B. Minimum Front Lot Width: Fifty feet (50').

Family Dollar's Front Lot Width is One Hundred Thirty Five Feet (135'). This too meets Village Development Standards.

C. Minimum Setbacks:

1. Minimum front setback: Ten feet (10') from any road frontage.

Family Dollars is Ten feet (10') from Highway 434 thus meeting Village Development Standards.

2. Minimum Side Setback: Ten feet (10') or zero lot line.

Family Dollar's side setbacks are Ten feet (10') and meet Village Development Standards.

3. Minimum rear setback: Twenty feet (20').

Family Dollar's rear setback is Twenty feet (20') and meet Village Development Standards.

4. Minimum setback from Mountain View Boulevard and Highway 64: Ten feet (10').

Family Dollars setback from Mountain View Boulevard is Ten feet (10') and meets Village Development Standards.

- D. Minimum Principal Building Floor Area: One thousand two hundred (1,200) square feet (footprint-1,000 square feet).

Family Dollar's gross square footage is 8,320 square feet meeting Village Development Standards.

- E. Maximum Building Height: Thirty five feet (35').

Family Dollar's Site plan does not address this. The building height is normally reflected on the design drawings which have not been submitted as of today's date.

- F. Open Space: Fifteen percent (15%) of the lot area shall be open, unencumbered, and free of any building, structure, driveway or parking area.

Family Dollar's Open Space at (15%) should be 8,029.65 square feet. They actually have 12,941.04 square feet meeting Village Development Standards.

- G. Off Street Parking: Retail 1 space per 400 square feet of heated floor area.

At 8,320 square feet heated floor area, Family Dollar is required by Village Development Standards to have 20.8 or 21 actual parking spaced.

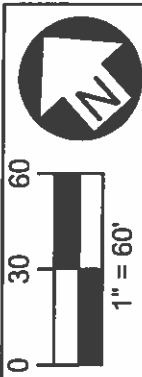
Family Dollar has 32 spaces meeting Village Development Standards.

Family Dollar must provide Accessible Parking Spaces and meet ICC A117.1-2009 Standards. Mr. Burkhardt does show accessible parking places, but will need to show dimensions and signage on design plans.

Family Dollar will need to show a Fire Lane/Fire Apparatus Roads on their drawings per International Code 2003. Section 503.2 Specifications.

Utilities Currently there are Village utilities that service this property. It will be the responsibility of the Triple C Development, Inc. to connect to the Village water and wastewater systems. Utilities must be shown on plans.

Staff Recommendation Staff recommends that the Commission send a positive recommendation to the Village Council.



Site Data:

Lot Size = 53,531 sq. ft.
= 1.23 acres

Pavement Area = 27,000 sq. ft.
Provided Parking: 32 spaces

Required Parking: 21 spaces

Zoning: C-1: Commercial

FEMA Info Zone "D" (FIRM # 35007C1100D)

Signage:

LCM-1C SIGN
Illuminated Building Sign
25'-3 1/2" W x 48" H
Overall Area = 74.8 sq. ft.

MS-2C SIGN
Illuminated Monument Sign
7'-4" W x 4'-1" H + 2' skirt
Overall Area = 29.9 sq. ft.

SITE PLAN FOR THE PROPERTY: BASED UPON INFORMATION PROVIDED BY THE SELLER OF SAID PROPERTY AND PUBLICLY AVAILABLE RECORDS. THE ENTIRE INFORMATION PROVIDED AND IS MADE WITHOUT BENEFIT OF TOPOGRAPHIC OR BOUNDARY SURVEY. IMPOSED BUILDING RESTRICTIVE DEVELOPMENT COVENANTS, AVAILABILITY OF PUBLIC UTILITIES, AND LOCATION OF ANY TITLES OF EASEMENT WHICH MAY AFFECT THE UTILIZATION OF THE PROPERTY PREPARED FOR:

FAMILY DOLLAR

Hwy 434
Angel Fire, Colfax County, NM

Design By: **BURKHARDT ENGINEERING**

Development By: Triple C Development, Inc.
200 Armory Road
Centre, AL 35860
Phone: 256.927.4550
www.burkhardtinc.com

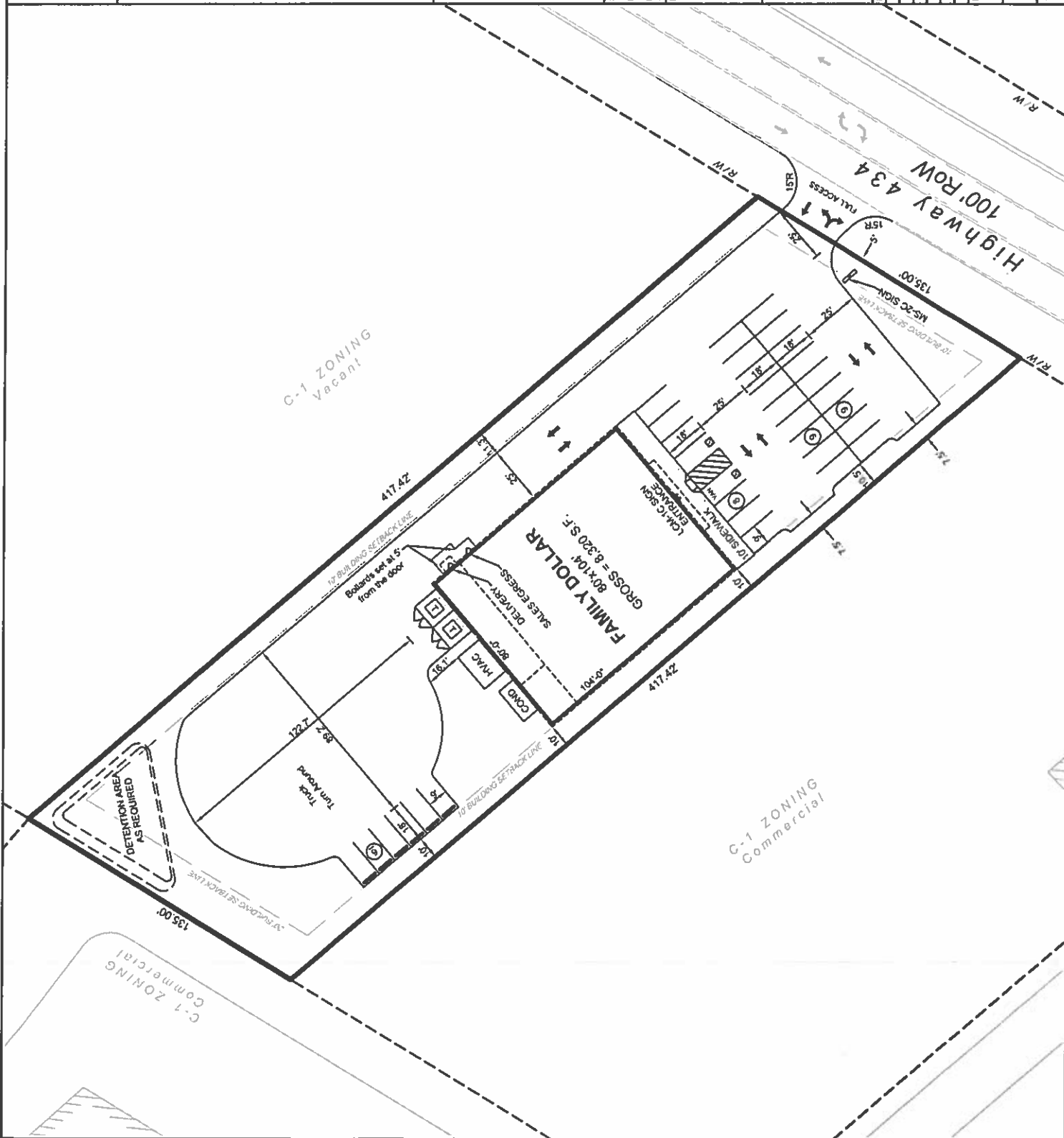
| No. | Revision Desc. | Date |
|-----|---------------------------|------------|
| 1 | Original Issue | 07.29.2015 |
| 2 | Revisions per Client/City | 11.25.2015 |
| | | |
| | | |
| | | |

Date: 11.25.2015

Sheet: Preliminary Site Plan

Sheet No.: 1 of 1

7146



**VILLAGE OF ANGEL FIRE NM
ORDINANCE NO. 2005-03**

**AN ORDINANCE AMENDING TITLE 9 OF THE ANGEL FIRE MUNICIPAL
CODE AND CREATING THE MOUNTAIN VIEW BLVD. (MVB)
CORRIDOR OVERLAY ZONE**

WHEREAS, a majority of the land in the northern portion of the Village is zoned for Commercial use, and

WHEREAS, there has been growing community concern with the appearance of development along Mountain View Blvd., and

WHEREAS, a corridor overlay zone is the best method of dealing with the appearance of Mountain View Blvd. without affect the balance of the commercially zoned land.

NOW THEREFORE BE IT ORDAINED, that Title 9, Chapter 11 of the Village Code be amended as follows:

[CHAPTER 11
COMMERCIAL DISTRICTS

ARTICLE C. MVB - MOUNTAIN VIEW BLVD.
CORRIDOR OVERLAY ZONE

SECTION:

- 9-11C-1: Purpose
- 9-11C-2: Permitted Uses
- 9-11C-3: Conditional Uses
- 9-11C-4: Development Standards
- 9-11C-5: Miscellaneous Standards

9-11C-1: **PURPOSE:** The purpose for which the MVB overlay district is created is to ensure that the Village's principal arterial streets are developed in a consistent and orderly manner that compliments the natural setting of the Moreno Valley.

9-11C-2: **PERMITTED USES:**

A. All the permitted uses of the underlying zone.

9-11C-3: **CONDITIONAL USES:**

A. All of the conditional uses of the underlying zone

9-11C-4: DEVELOPMENT STANDARDS:

- A.** All of the development standards of the underlying zone shall apply.
- B.** Area covered by Overlay Zone: All lots, tracts, and parcels that share a common boundary with Mountain View Blvd. or with US 64 shall be included in this overlay zone

9-11C-5: MISCELLANEOUS STANDARDS

- A.** All of the miscellaneous standards of the underlying zone shall apply.
- B.** Site Plan approval is required by the Village Council with a recommendation from the Commission prior to the issuance of a building permit within the MVB overlay district.
- C.** 1. All Recreational Vehicles as well as all commercial vehicles used in support of a business or any other commercial equipment parked on any lot with the MVB overlay district shall be screened from public view and all adjacent right(s)-of-way.
2. Landscaping: The use of large caliper conifer trees is encouraged for this screening. Live vegetation used for screening from Mountain View Blvd. shall be exempted from the building permit fee for any other fencing used on the same lot as the vegetative screening as per an approved site plan.

PASSED, APPROVED AND ADOPTED by the Angel Fire Village Council on the 21st day of April 2005.



Mayor Alvin L. Clanton

Attest: 

Lisa Sanchez, Village Clerk